

SHANNON NIELSON SUBDIVISION  
PART OF THE EAST HALF OF SECTION 17,  
TOWNSHIP 6 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH, OCTOBER 2016

FOUND  
NORTHEAST CORNER  
SEC. 17, T6N, R2W, SLB&M  
(REBAR, NO CAP)

NOTES:

1. THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0189E, WITH AN EFFECTIVE DATE OF DECEMBER 15, 2005.

2. SEWER IS TO BE SEPTIC AS APPROVED BY WEBER MORGAN HEALTH DEPARTMENT.

3. YARD SETBACKS: FRONT-30', SIDE-10' WITH TOTAL NOT LESS THAN 24', REAR-30'.

4. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBLY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

5. THE REMAINING AGRICULTURAL PARCEL IS NOT APPROVED FOR DEVELOPMENT AT THIS TIME. IN ORDER FOR DEVELOPMENT TO OCCUR ON THE AGRICULTURAL REMAINING PARCEL IT MUST GO THROUGH THE PROPER WEBER COUNTY SUBDIVISION REVIEW PROCESS.

AGRICULTURAL NOTE:

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION WITH REMAINDER PARCEL ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY PHIL HANCOCK. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°54'23" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 400 SOUTH STREET WAS ESTABLISHED BY HONORING THE PROJECTION OF THE RIGHT-OF-WAY DEDICATION OF THE MARYANN ESTATES SUBDIVISION 1ST AMENDMENT OF WHICH THIS ENTIRE PROPERTY WAS THE REMAINDER PARCEL.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AND THIS PLAT OF SHANNON NIELSON SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 24<sup>th</sup> DAY OF OCTOBER, 2016



SUBDIVISION BOUNDARY

A PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED SOUTH 0°54'23" WEST 2467.73 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND NORTH 89°35'30" WEST 360.42 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0°24'30" WEST 298.74 FEET; THENCE NORTH 89°35'30" WEST 150.00 FEET; THENCE NORTH 0°24'30" EAST 298.74 FEET; THENCE SOUTH 89°35'30" EAST 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING 44,811 SQ. FT. OR 1.029 ACRES.

REMAINDER PARCEL BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED SOUTH 0°54'23" WEST 2638.85 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND NORTH 89°35'30" WEST 360.42 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 89°35'30" EAST 61.27 FEET; THENCE SOUTH 59°42'00" EAST 343.34 FEET TO THE EAST LINE OF SAID SECTION 17; THENCE ALONG SAID EAST LINE SOUTH 0°54'23" WEST 441.60 FEET; THENCE NORTH 88°59'59" WEST 669.78 FEET; THENCE NORTH 0°24'30" EAST 291.32 FEET; THENCE SOUTH 89°35'30" EAST 14.65 FEET; THENCE NORTH 0°24'30" EAST 10.80 FEET; THENCE SOUTH 89°35'30" EAST 150.00 FEET; THENCE NORTH 0°24'30" EAST 4.91 FEET; THENCE SOUTH 89°35'30" EAST 150.00 FEET; THENCE NORTH 0°24'30" EAST 298.74 FEET TO THE POINT OF BEGINNING. CONTAINING 6.64 ACRES

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACK OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME IN A LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACK, SHANNON NIELSON SUBDIVISION AND HEREBY GRANT, DEDICATE AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND FURTHER GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

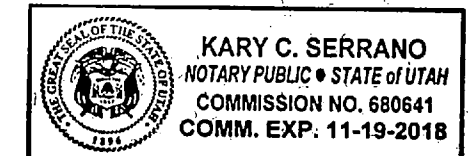
*Lana Nielson*  
LANA NIELSON, MANAGER, KN & LN, LLC

ACKNOWLEDGMENT

STATE OF UTAH )  
                          ) S.S.  
COUNTY OF WEBER )

On the 27<sup>th</sup> day of OCTOBER A.D. 2016, personally appeared before me, the undersigned notary public, Lana Nielson, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that she is the Manager of KN & LN, LLC, and that said document was signed by her in behalf of said corporation by authority of its bylaws, or (resolution of its board of directors), and said Lana Nielson acknowledged to me that said corporation executed the same.

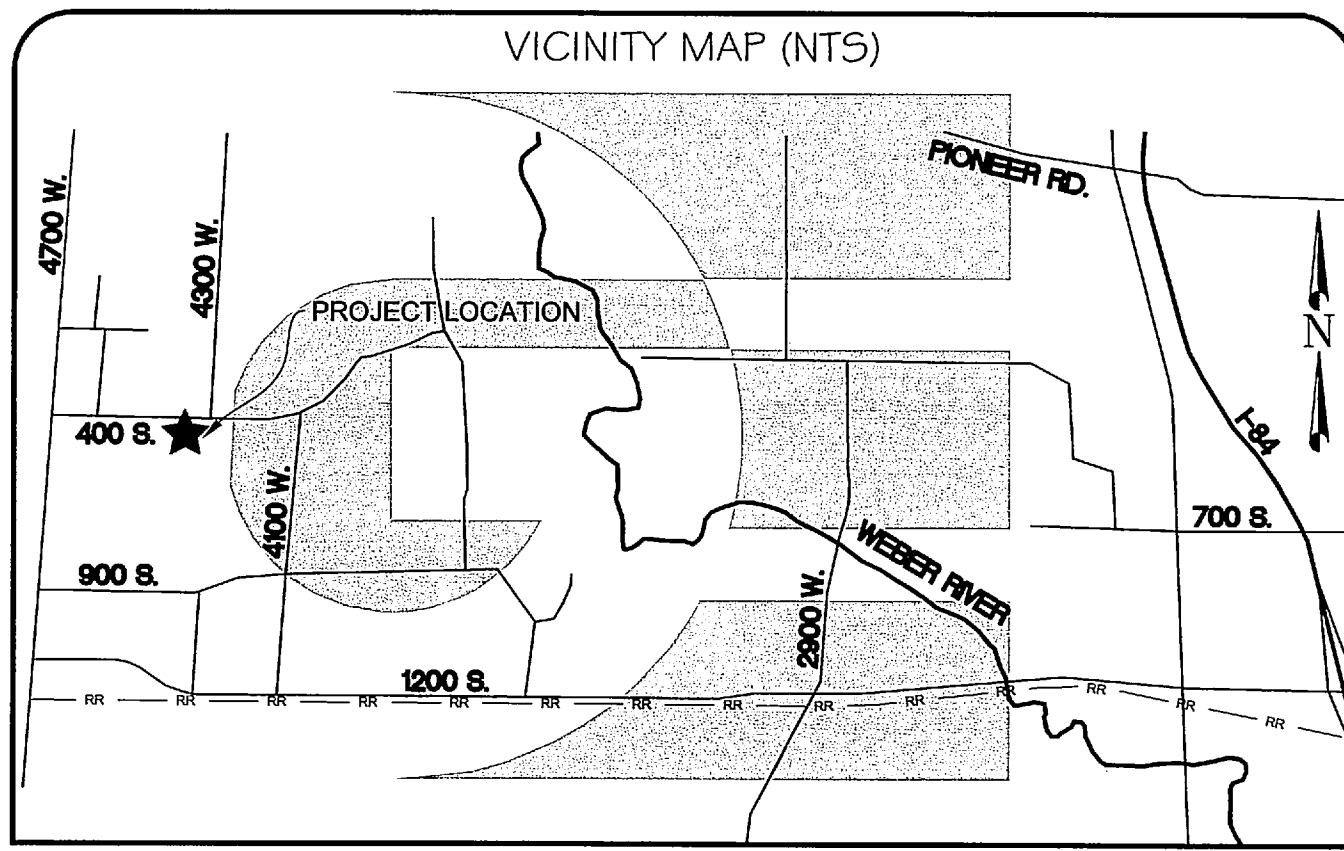
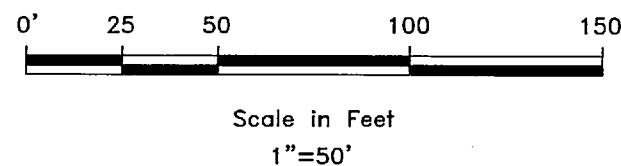
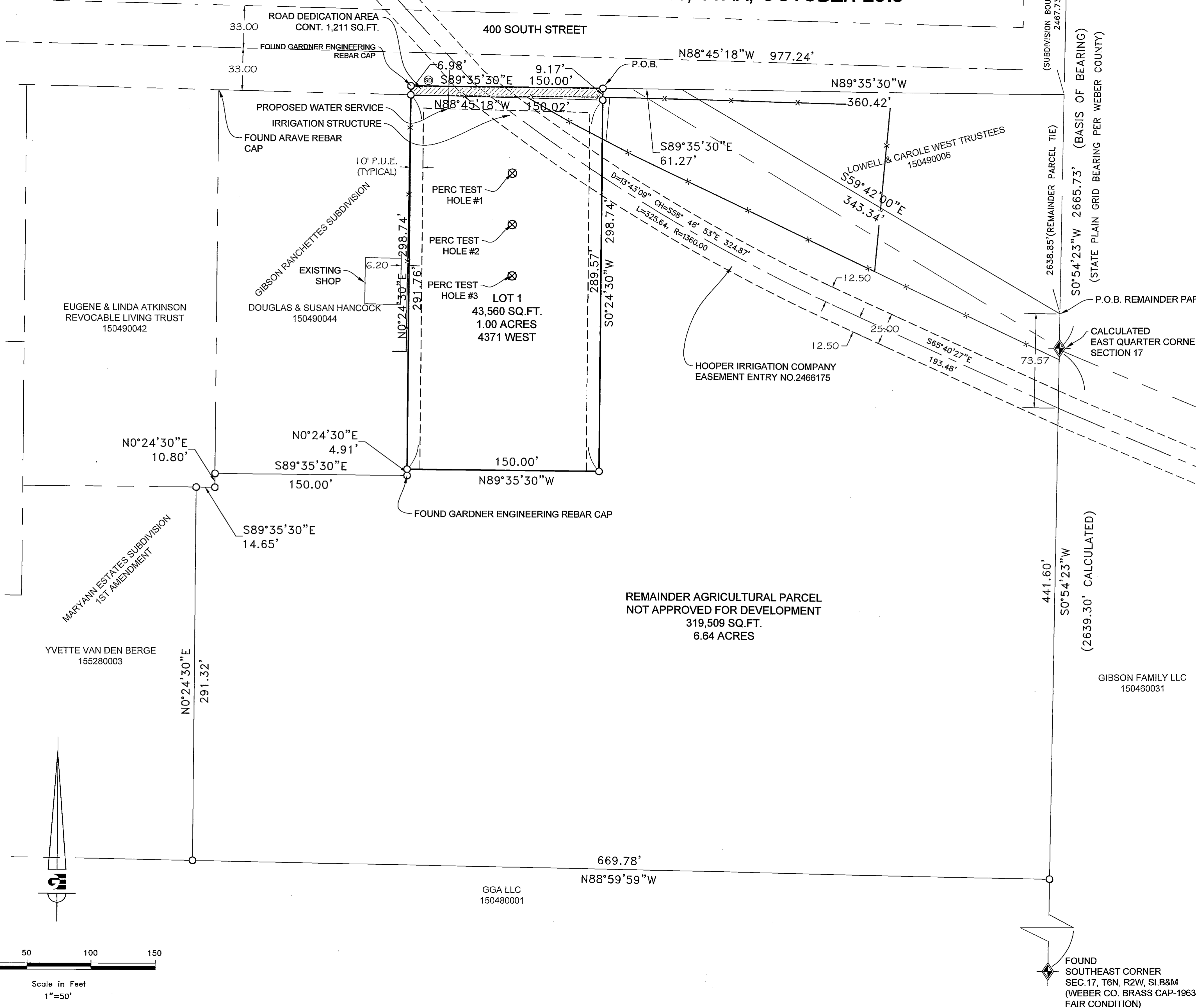
*Kary C. Serrano*  
KARY C. SERRANO  
NOTARY PUBLIC  
My Commission expires:



DEVELOPER:  
HANCOCK AND ASSOCIATES  
5100 S. 375 E. STE A  
OGDEN, UTAH 84405  
801-479-0443

SEE RECORD OF SURVEY # 5587

- WEBER COUNTY MONUMENT AS NOTED
- SET 24"X8" REBAR AND CAP "GARDNER ENGINEERING"
- PROPERTY LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - CENTER LINE
- - - EXISTING FENCE
- - - PUBLIC UTILITY EASEMENT
- - - SD EXISTING STORM LINE
- - - OH EXISTING OVERHEAD POWER
- - - G EXISTING GAS LINE
- - - WTR EXISTING WATER LINE
- ⊙ EXISTING STORM MANHOLE



**Weber COUNTY Commission Acceptance**  
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Chairman, Weber COUNTY Commission

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

**Weber COUNTY Surveyor**  
I hereby certify that the Weber COUNTY Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in COUNTY offices. The approval of this plat by the Weber COUNTY Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this 28<sup>th</sup> day of October, 2016.

*[Signature]*  
\_\_\_\_\_  
Signature

**Weber COUNTY Planning Commission Approval**  
This is to certify that this subdivision plat was duly approved by the Weber COUNTY Planning Commission on the 26<sup>th</sup> day of October, 2016.

*[Signature]*  
\_\_\_\_\_  
Chairman, Weber COUNTY Planning Commission

**Weber COUNTY Attorney**  
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the COUNTY Ordinance applicable thereto and now in force and affect.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Signature

**Weber COUNTY Engineer**  
I hereby certify that the required public improvement standards and drawings for this subdivision conform with COUNTY standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this 24 day of OCTOBER, 2016.

*[Signature]*  
\_\_\_\_\_  
Signature

**GARDNER ENGINEERING**  
CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

WEBER - MORGAN HEALTH DEPARTMENT

I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This 25<sup>th</sup> day of October, 2016

*[Signature]*  
Director Weber-Morgan Health Department

COUNTY RECORDER

ENTRY NO. 2823479 FEE PAID \$30.00 FILED FOR RECORD AND RECORDED 28-OCT-2016 AT 9:07 AM IN BOOK 30 OF OFFICIAL RECORDS, PAGE 05. RECORDED FOR LANA NIELSON

LEANN H. KILTS  
COUNTY RECORDER  
BY: *[Signature]*  
DEPUTY